

LOT 37
IN OR 1884/1919
2003 MERT DW/MH

GORDON NOBRA LYNN
44720 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

2024

04-1N-25-276C-0037-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																														
Exterior Wall	05	AVERAGE 100	0800	02	2,238	140.6400	105.48	236,064	2003	2003	0	0	0	48.00	52.00	VALUATION SUMMARY																													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2014													Heated Area: 2112													HX Base Yr 2014																
Roof Cover	03	COMP SHNGL 100	32 66 32 42 12 42 12 BAS 2003 UOP 2006																																										
Interior Wall	05	DRYWALL 100																																											
Interior Floo	14	CARPET 80																																											
Interior Floo	08	SHT VINYL 20																																											
Air Condition	03	CENTRAL 100																																											
Heating Type	04	AIR DUCTED 100																																											
Bedrooms		3 100																																											
Bathrooms		2 100																																											
Frame	02	WOOD FRAME 100																																											
Stories	1.	1. 100																																											
Units		0 100																																											
Quality			05	Quality Level 05																																									
DOR CODE			0200 MOBILE HOME																																										
MAP NUM																08																													
NEIGHBORHOOD/LOC			8006.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	2,112	100	2,112	115,842																																									
UOP	504	25	126	6,911																																									
TOTALS			2,616	2,238	122,753																																								
EXTRA FEATURES					44720 PINEBREEZE CIR, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/30/2023 MLU										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																													
1	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	2003	2003	3	83	2,158																														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045																														
3	0803	ASPHALT C	0 100	296	10	2,960.00	SF	2.00	2.00	100	2004	2004	3	54	3,197																														
4	1242	WD DECK A	0 100	32	14	448.00	SF	10.00	10.00	100	2011	2011	3	50	2,240																														
LAND DESCRIPTION																										TOTAL OB/XF										10,640									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES								YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,450																												
REVIEW DATE 02/25/2020 BY KBP Total Acres: 1.21 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 08/06/2024 BY SYS																																													